



Airport Land Use Commission (ALUC)

County of Los Angeles

MINUTES

Meeting Place: Room 150 Hall of Records
320 W. Temple Street
Los Angeles, California 90012
Meeting Date: August 31, 2016 - Wednesday

Time: 9:00 a.m.

Present:

Commissioners Shell, Smith, Louie, Pedersen, Modugno

Ex Officio Members:

Director of Public Works: Mr. Richard Smith, Chief, Aviation Division

County Counsel: Ms. Jill Jones, Deputy

Planning Director: Mr. Mark Child, Deputy Director, Advance Planning Division

Forester and Fire Warden: Ms. Janna Masi, Supervising Fire Prevention Engineer

APPROVAL OF AGENDA

1. Motion/second by Commissioners Modugno/Louie – That the ALUC agenda for August 31, 2016 be approved.

At the direction of the Vice Chair, the agenda was approved with Commissioners Modugno, Louie, Smith and Pedersen in favor and Commissioner Shell being recorded as absent from vote (arrived at 9:10 a.m.).

COUNTY COUNSEL REPORT

2. There were no reports given by County Counsel.

DIRECTOR/DEPUTY DIRECTOR

3. There were no reports given by Director/Deputy Director.

08/31/16

PUBLIC HEARING

Airport Land Use Commission (ALUC)

Community Studies - East Section

Project Approved

4. **Project No. R2015-003166-(4). Aviation Case No. 201500005. Applicant: City of Torrance. South Bay Lexus Torrance Project - Resubmittal. Airport Land Use Commission (ALUC) review of the resubmitted South Bay Lexus Torrance project, which was referred by the City of Torrance, for consistency with the adopted Los Angeles County Airport Land Use Plan as required under state law (Public Utilities Code Section 21676.5). The site plan has been revised since the previous submittal of this project for ALUC review. The proposed project is located within the Airport Influence Area of Zamperini Field – Torrance Municipal Airport.**

Ms. Sainz presented the staff report and stated that the project was previously reviewed by ALUC on February 3, 2016, and was determined at that time inconsistent with the adopted Los Angeles County Airport Land Use Plan (ALUP). However, the site plan has been revised to replace the portion of the proposed auto sales and display lot previously located within the Runway Protection Zone (RPZ) with a proposed secure inventory lot for vehicle storage. The site plan revisions also incorporate other adjustments to improve compatibility between the dealership land use and the airport.

Testimony was followed by Barbara Lichman, Jennifer Oden, and Cesar Romero in support of the project. Two speakers from the Torrance Airport Association, Mr. Jim Gates and Ms. Anne O'Brien, testified in opposition of the project due to: 1) safety concerns inside the RPZ; 2) request that they locate vehicle storage outside the airport; 3) the amount of lighting directed or reflected upward is unknown and will diffuse light on the pilots affecting their ability to safely make instrumental landings in bad weather; 4) this will be first of many request to build storage lots in the RPZ adding obstacles in the RPZ and setting precedent; and 5) the project is incompatible with the community.

Commissioner Smith inquired on the number of vehicles that will be stored in the lots. Ms. Lichman stated that the secure inventory lot for the storage of vehicles will be fenced off from the rest of the dealership, and accessed only occasionally by employees and was estimated 300 vehicles will be stored given that this was a new project.

Commissioner Louie inquired on the total number of employees that will be in and out the storage lot. Mr. Romero replied that a small number of estimated runners will be needed to park and move vehicles.

08/31/16

PUBLIC HEARING (Cont.)

Community Studies - East Section

Commissioner Smith inquired of the operational hours and to explore a restricted phasing area only to vehicles. Staff replied they did not have answers to the operational hours but will incorporate them into findings.

Commissioner Shell inquired if there is a nexus between the proposed site and the airport use. County Counsel informed the Commission that there was no requirement, only safety concerns. He stated that the previous surface parking lots have been found as a compatible use.

Mr. Child stated that Finding No. 30 supports surface parking lots which have previously been determined to be an acceptable land use within RPZs through ALUC review of aviation cases at Hawthorne Airport and LAX.

Motion/second by Commissioners Pedersen/Modugno – That the Airport Land Use Commission close the public hearing, and based on the evidence presented, find the South Bay Lexus Torrance project consistent with the adopted Los Angeles County Airport Land Use Plan (ALUP).

At the direction of the Vice Chair, the item passed unanimously.

ADJOURNMENT

A recording of the testimony received and the discussions held at this meeting and a copy of all findings and resolutions acted upon by the Commission are on file in the Department of Regional Planning.

The Airport Land Use Commission adjourned at 9:30 a.m. and continued with the Regional Planning Commission meeting.



Rosie O. Ruiz, Commission Secretary

ATTEST

APPROVE



Doug Smith, Vice Chair



Mark Child, Deputy Director
Advance Planning Division0